



# **Hall County Regional Planning Commission**

**Wednesday, November 5, 2014  
Regular Meeting**

## **Item M1**

### **Final Plat**

Staff Contact: Chad Nabity

October 17, 2014

Dear Members of the Board:

**RE: Final Plat – Schup Subdivision – Final Plat.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Schup Subdivision, located in Hall County, Nebraska.

This final plat proposes to create 1 Lot on a tract of BE1/4 of Section 33, Township 10 North, Range 9 West of the 6<sup>th</sup> P.M., in Hall County, Nebraska, said tract containing 4.84 acres.

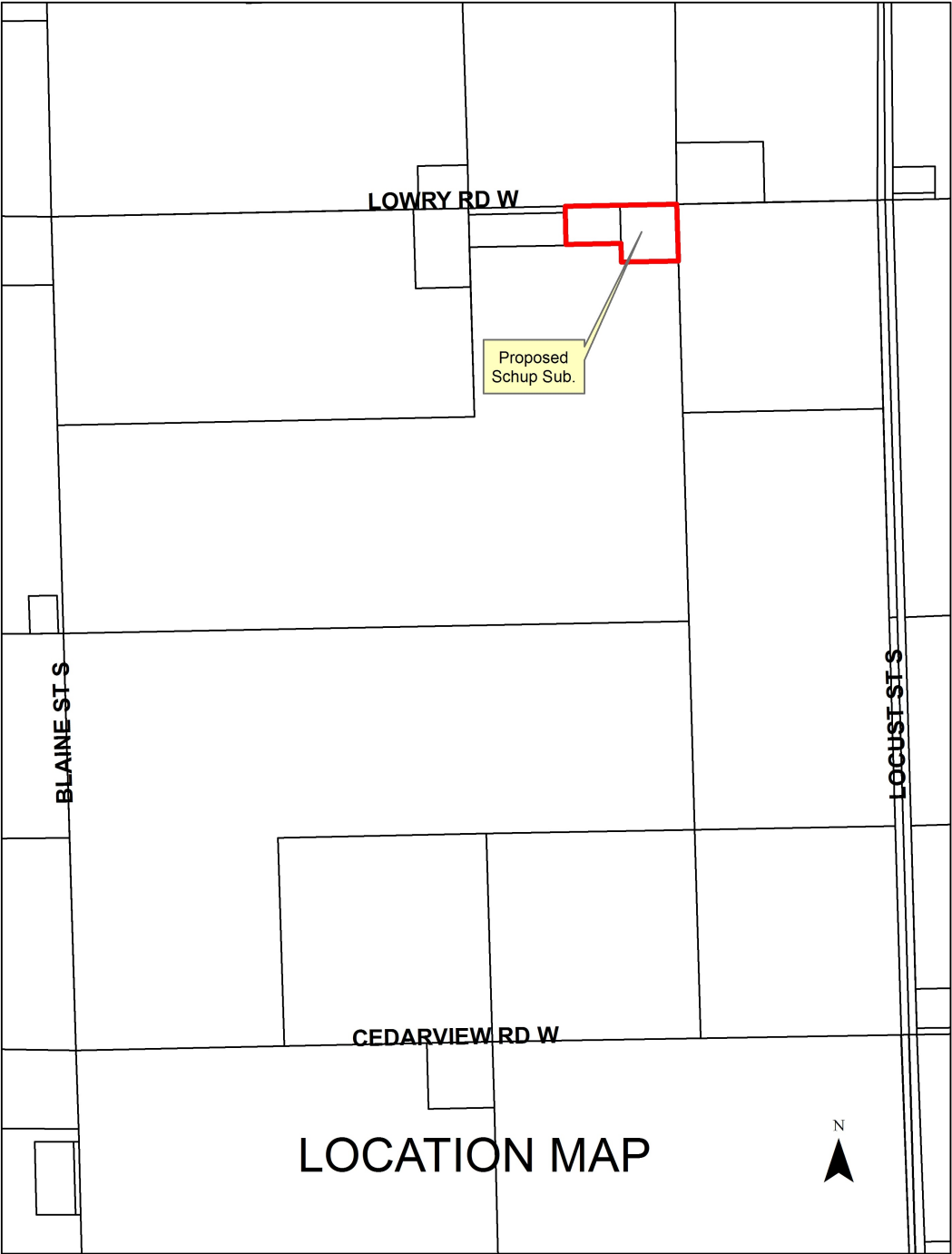
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on November 5, 2014 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

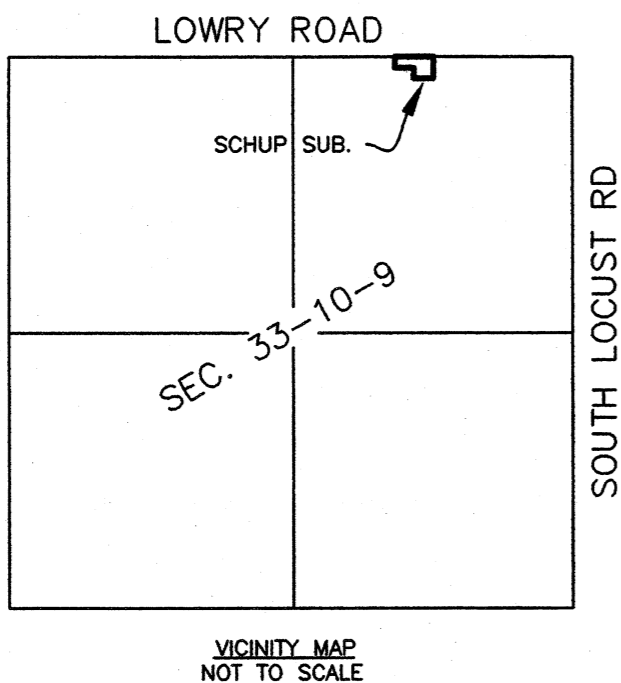
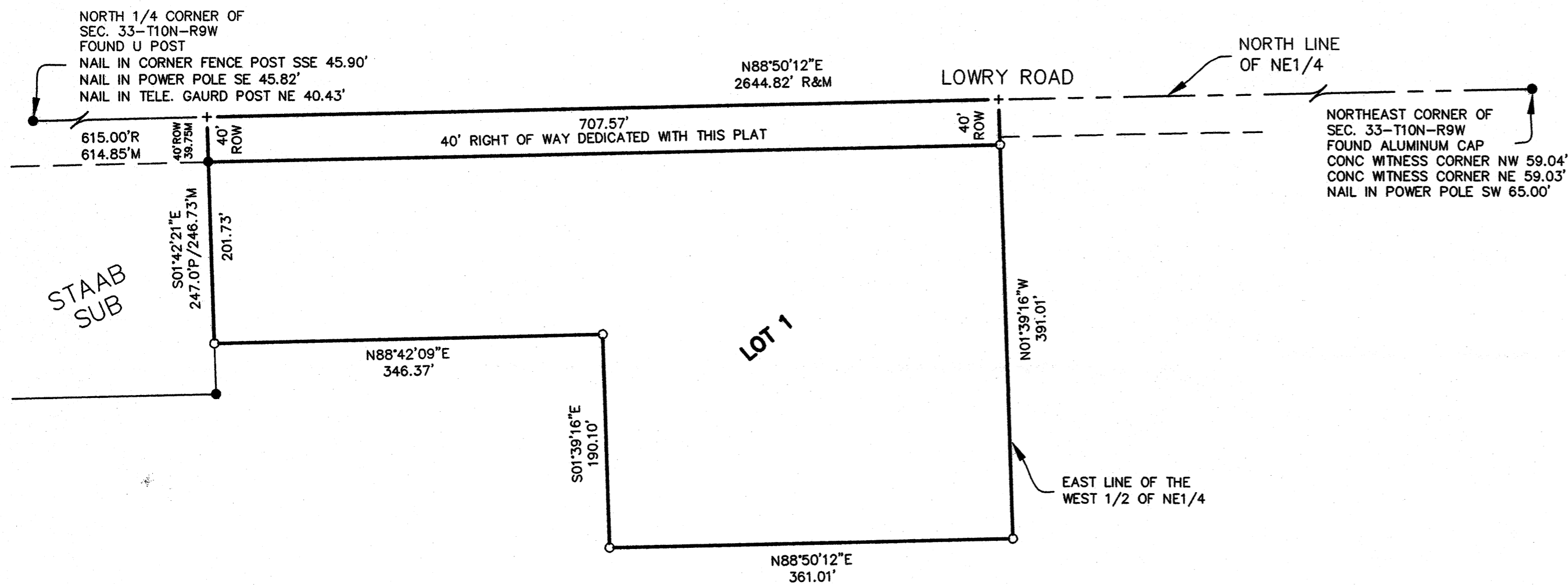
Chad Nabity, AICP  
Planning Director

Cc: Hall County Clerk  
Hall County Attorney  
Hall County Public Works  
Hall County Zoning Department  
Manager of Postal Operations  
Jake Ripp Land Surveying

This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.



SCHUP SUBDIVISION  
PART OF THE W1/2 OF NE1/4 OF  
SECTION 33 TOWNSHIP 10 NORTH RANGE 9 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA



LEGAL DESCRIPTION

A TRACT OF NE1/4 OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 9 WEST OF THE 6TH PRINCIPAL MERIDIAN HALL COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF STAAB SUBDIVISION THENCE S01°42'21"E (ON AN ASSUMED BEARING AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE, THERETO;) ON THE EAST LINE OF STAAB SUBDIVISION A DISTANCE OF 201.75 FEET; THENCE N88°42'09"E A DISTANCE OF 346.37 FEET TO THE WEST LINE OF A 3.0 ACRE TRACT AS DESCRIBED IN THE WARRANTY DEED 79-000741 ON FILE AT THE HALL COUNTY REGISTER OF DEEDS OFFICE; THENCE S01°39'16"E ON THE WEST LINE OF A 3.0 ACRE TRACT AS DESCRIBED IN THE WARRANTY DEED 79-000741 ON FILE AT THE HALL COUNTY REGISTER OF DEEDS OFFICE A DISTANCE OF 190.10 FEET; THENCE N88°50'12"E A DISTANCE OF 361.00 FEET TO THE EAST LINE OF THE W1/2 OF THE NE1/4; THENCE N01°39'16"W ON EAST LINE OF THE W1/2 OF THE NE1/4 LINE A DISTANCE OF 391.00 FEET TO THE NORTH LINE OF SAID SECTION; THENCE S88°50'12"W A DISTANCE OF 707.57 FEET TO THE PLACE OF BEGINNING. SAID TRACT CONTAINS 4.84 ACRES MORE OR LESS OF WHICH 0.64 IS COUNTY ROAD RIGHT OF WAY.

SURVEYOR'S CERTIFICATE

I, JACOB H. RIPP, NEBRASKA REGISTERED LAND SURVEYOR NO. 663 HEREBY STATE THAT, ON 6/20/2014, AT THE REQUEST OF STEPHAN D. SCHUPPAN, 275 LOWRY ROAD, DONIPHAN, NEBRASKA, 68832, I HAVE CAUSED TO BE MADE A SURVEY OF LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT.

JACOB H. RIPP  
NEBRASKA REGISTERED SURVEYOR NO. 663



LEGEND

SCALE: 1"=100'

- FOUND 5/8" REBAR (UNLESS NOTED) ESTABLISHED 5/8" x 24" ROD (WITH ID CAP)
- + TEMPORARY POINT
- PROJECT: 140021
- DRAWN BY: JR

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT STEPHAN D. SCHUPPAN AND SCHUPPAN FARMS INC. STEPHAN D. SCHUPPAN PRESIDENT BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "SCHUP SUBDIVISION", A SUBDIVISION BEING PART OF THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER NE1/4 OF SECTION THIRTY-THREE (33), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA, AND SAID SOLE OWNERS, HEREBY RATIFY AND APPROVE THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THE ABOVE PLAT, AND HEREBY DEDICATE FOR THE USE AND BENEFIT OF THE PUBLIC, THE STREETS AND UTILITY EASEMENTS (IF ANY) AS SHOWN UPON SAID PLAT, AND ACKNOWLEDGE SAID SUBDIVISION TO BE MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID SOLE OWNERS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

STEPHAN D. SCHUPPAN

SCHUPPAN FARMS INC.  
STEPHAN D. SCHUPPAN PRESIDENT

ACKNOWLEDGMENT

STATE OF NEBRASKA  
COUNTY OF HALL

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME \_\_\_\_\_ A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED STEPHAN D. SCHUPPAN, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURES ARE AFFIXED HERETO, AND THAT EACH DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS OR HER VOLUNTARY ACT AND DEED.  
IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_.

NOTARY PUBLIC

APPROVALS

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

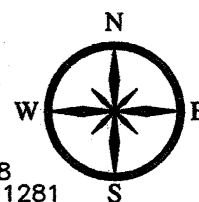
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

CHAIRMAN OF THE BOARD \_\_\_\_\_ COUNTY CLERK \_\_\_\_\_

(SEAL)

Ripp  
Land  
Surveying  
76486 ROAD 449  
SUMNER, NE 68878  
PHONE: 308-380-1281



October 17, 2014

Dear Members of the Board:

**RE: Final Plat – C & A Martin Subdivision – Final Plat.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of C & A Martin Subdivision, located in Hall County, Nebraska.

This final plat proposes to create 1 Lot on a tract of land comprising a part of the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4), of Section Nine (9), Township Ten (10) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., in Hall County, Nebraska, said tract containing 4.003 acres.

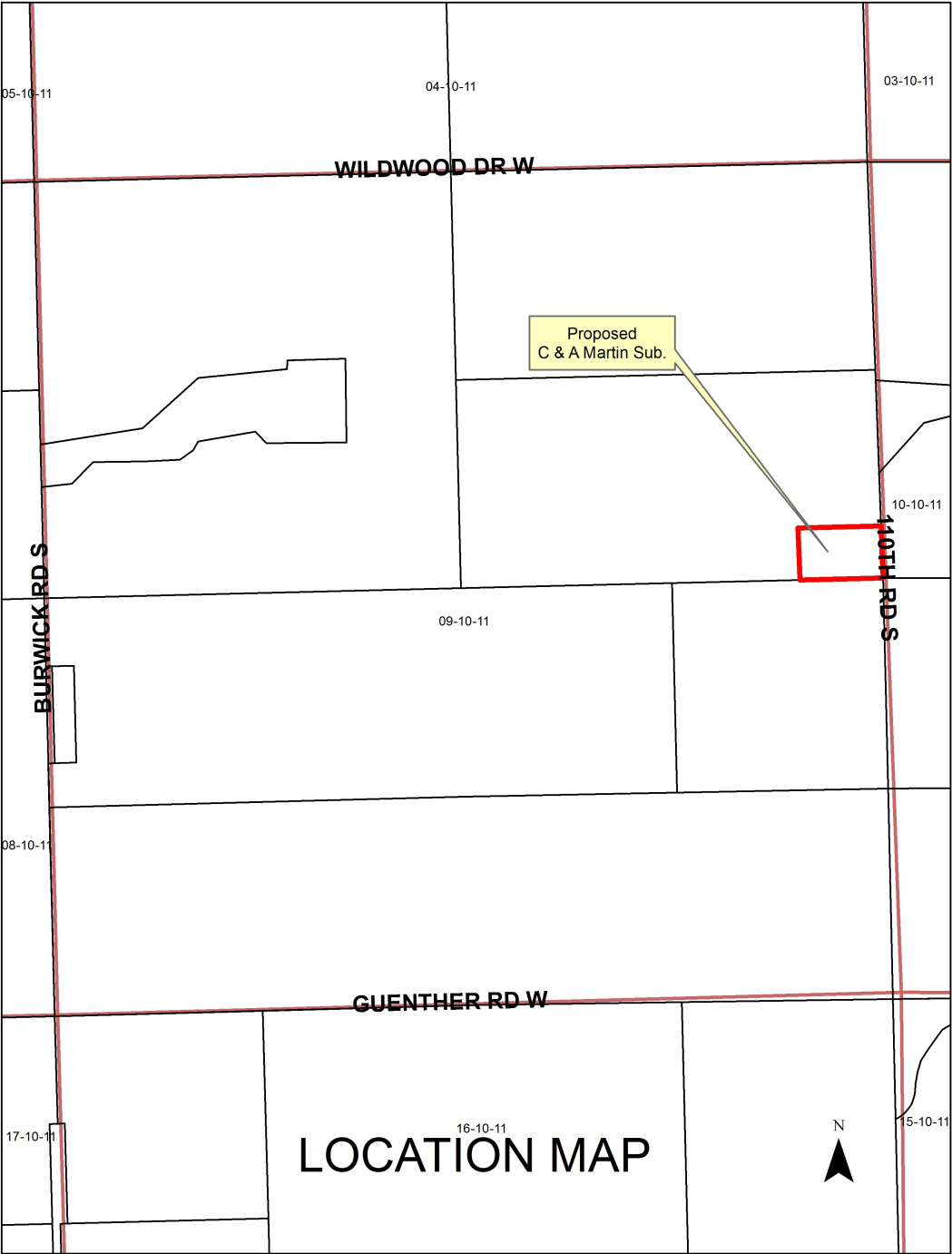
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on November 5, 2014 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

Cc: Hall County Clerk  
Hall County Attorney  
Hall County Public Works  
Hall County Zoning Department  
Manager of Postal Operations  
Rockwell and Associates, LLC

This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.



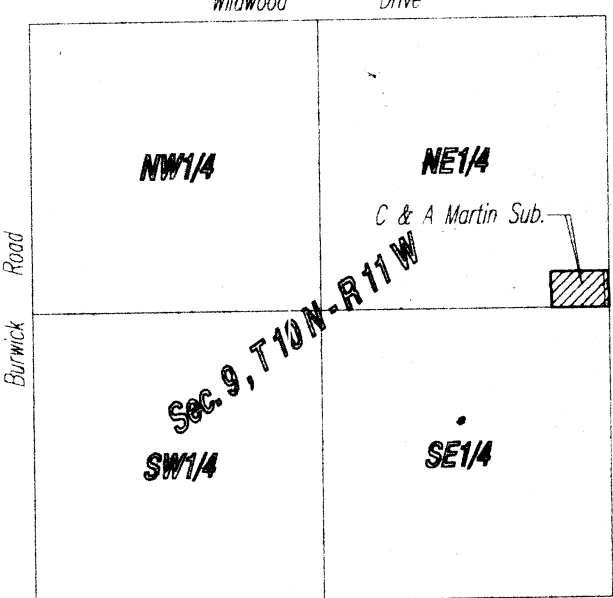
LEGEND

- Indicates 1/2" Iron Pin Found Unless Otherwise Noted
- Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- A-Indicates ACTUAL Distance
- R-Indicates RECORDED Distance

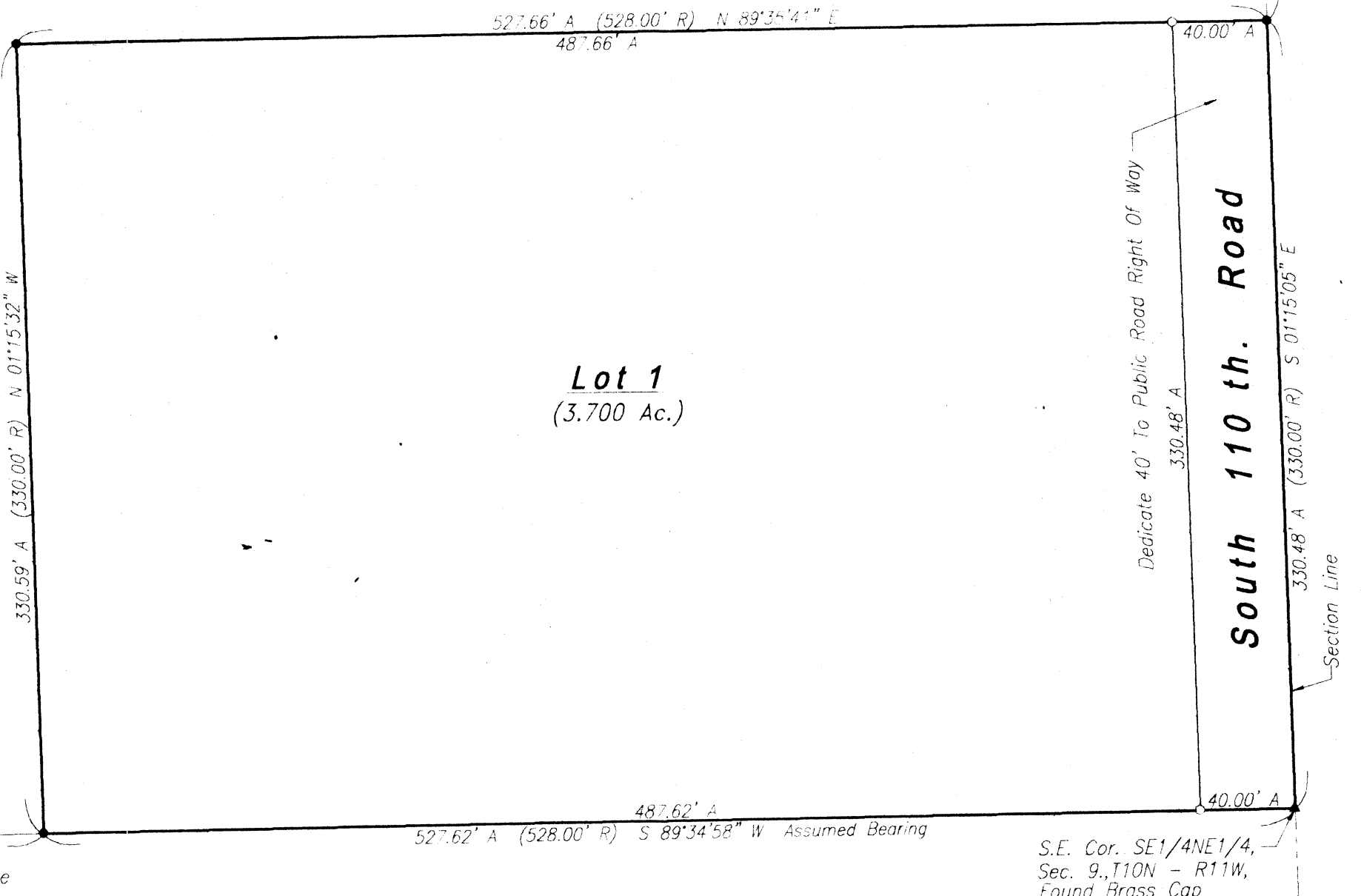
N.E. Cor. NE1/4 Sec. 9,  
T 10 N - R 11 W, Found  
Brass Cap

NE1/4, Sec. 9, T10N - R11W  
Unplatted

Scale: 1" = 60'



Location Sketch



Legal Description

A tract of land comprising a part of the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4), of Section Nine (9), Township Ten (10) North, Range Eleven (11) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:  
Beginning at the southeast corner of said Southeast Quarter of the Northeast Quarter (SE1/4NE1/4); thence running westerly on the south line of said Southeast Quarter of the Northeast Quarter (SE1/4NE1/4), on an Assumed Bearing of S89°34'58"W, a distance of Five Hundred Twenty Seven and Sixty Two Hundredths (527.62) feet; thence running N01°15'32"W, a distance of Three Hundred Thirty and Fifty Nine Hundredths (330.59) feet; thence running N89°35'41"E, a distance of Five Hundred Twenty Seven and Sixty Six Hundredths (527.66) feet, to a point on the east line of said Southeast Quarter of the Northeast Quarter (SE1/4NE1/4); Thence running S01°15'05"E on the east line of said Southeast Quarter of the Northeast Quarter (SE1/4NE1/4), a distance of Three Hundred Thirty and Forty Eight Hundredths (330.48) feet, to the Point of Beginning and containing 4.003 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that GARY DOUGLAS LUHN and NETA JANE LUHN, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'C & A MARTIN SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road right of way as shown thereon to the public for their use forever and the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto at Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Gary Douglas Luhn

Neta Jane Luhn

Acknowledgement

State Of Nebraska ss  
County Of Hall

On the \_\_\_\_\_ day of \_\_\_\_\_, 2010, before me \_\_\_\_\_ a Notary Public within and for said County, personally appeared, GARY DOUGLAS LUHN and NETA JANE LUHN, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.  
My commission expires \_\_\_\_\_.

Notary Public

(Seal)

SE1/4, Sec. 9, T10N - R11W  
Unplatted

Surveyor's Certificate

I hereby certify that on September 25, 2014, I completed an accurate survey of 'C & A MARTIN SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

(Seal)

Approvals

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska.

Chairman

Date

Approved and accepted by the Hall County Board of Supervisors, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Chairman Of The Board

County Clerk

(Seal)

**C&A MARTIN SUBDIVISION**  
**HALL COUNTY, NEBRASKA**

ROCKWELL AND ASSOC. L L C - ENGINEERING & SURVEYING - GRAND ISLAND, NEBRASKA

Sheet No. 1 Of 1